

2006-025180  
Klamath County, Oregon



After recording return to:  
Shawn Grove and Angena Grove  
3103 Summers Lane  
K. Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Shawn Grove and Angena Grove  
Same As Above

File No.: 7021-943431 (ALF)  
Date: November 27, 2006

THIS S



12/21/2006 03:30:46 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Chris L. Rookstool and Jack L. Rookstool, each as to an undivided 1/2 interest, as tenants in common, Grantor, conveys and warrants to Shawn Grove and Angena Grove, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS 331.4 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID POINT BEING ON THE WEST LINE OF SAID SECTION 11; THENCE SOUTH 89° 48' EAST A DISTANCE OF 262.5 FEET; THENCE SOUTH A DISTANCE OF 82.95 FEET; THENCE NORTH 89° 48' WEST A DISTANCE OF 262.5 FEET; THENCE NORTH A DISTANCE OF 82.95 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING ROADWAY.**

**Subject to:**

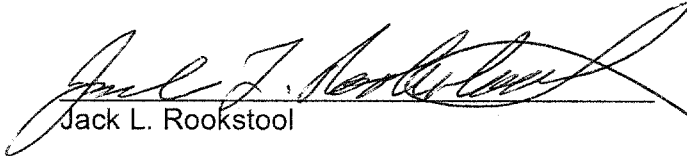
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

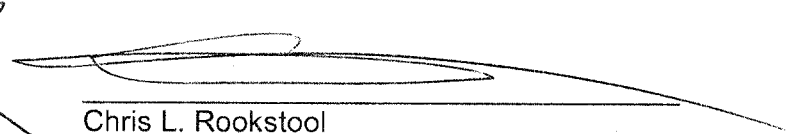
The true consideration for this conveyance is **\$214,900.00**. (Here comply with requirements of ORS 93.030)

26-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

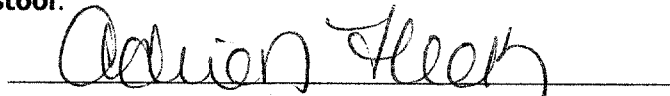
Dated this 20 day of December, 2006

  
Jack L. Rookstool

  
Chris L. Rookstool

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 20 day of December, 2006  
by **Jack L. Rookstool and Chris L. Rookstool.**



Notary Public for Oregon  
My commission expires:

12-20-06

